

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JULY 20, 1977

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, July 20, 1977 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - Ehrhardt, Hughes,
Katzakian, Pinkerton
and Katnich (Mayor)

Absent: Councilmen - None

Also Present: City Manager Graves, Assistant
City Manager Glenn, Public Works Director
Ronsko, Community Development Director
Schroeder, City Attorney Mullen and City Clerk
Reimche.

INVOCATION

The invocation was given by Dr. Darrel Kraft,
Salem United Methodist Church.

PLEDGE

Mayor Katnich led the Pledge of Allegiance to the
flag.

MINUTES

On motion of Councilman Ehrhardt, Katzakian
second, the Minutes of the adjourned regular
meeting of June 28, 1977 were approved and
written and mailed.

PUBLIC HEARINGS

CONSIDERATION OF
PREZONING TO M-2
PARCEL LOCATED
BETWEEN VICTOR
ROAD & E. PINE ST.

Notice thereof having been published in accordance
with law and affidavit of publication being on file in
the office of the City Clerk, Mayor Katnich called
for the public hearing to consider the City Planning
Commission's recommendation for approval of the
request of Mr. Frank A. Nottingham to prezone to
M-2, Heavy Industrial, a 51-acre parcel located
between Victor Road (State Route 12) and East Pine
Street west of the Central California Traction right-
of-way.

Councilman Katzakian asked to abstain from dis-
cussion and voting on the matter as the Company
with which he is associated handled the transaction
involving the subject property.

Following an inquiry by Mayor Pro Tempore
Pinkerton, City Attorney Mullen determined that
because Mayor Pro Tempore Pinkerton, through
his family and inheritance, has a 1/3 interest in
the Purchase Price Note and Deed of Trust that was
given by Mr. Nottingham on the property, he should
abstain from discussion and voting on this matter.
Councilman Pinkerton then asked to be excused and
left the chambers.

CONSIDERATION
OF PREZONING TO
M-2 PARCEL LOCATED
BETWEEN VICTOR
ROAD & E. PINE ST.
(Continued)

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Community Development Director Schroeder introduced the matter and presented diagrams of the proposed prezoning for Council's scrutiny.

Speaking on behalf of the proposed prezoning was Mr. Richard Corpe, 1211 W. Elm Street, Lodi.

The following persons spoke in opposition to the proposed prezoning:

a) Mrs. Anna Mae Vollbrecht, 6058 E. Pine Street, Lodi

b) Mr. John Hodgson, Attorney, representing Mr. and Mrs. John Hamilton Hodgson

c) Mr. John Hamilton Hodgson, 5890 E. Pine Street, Lodi

d) Mr. Ted Boriack, 6051 E. Pine Street, Lodi

Following a lengthy discussion, Council on motion of Councilman Ehrhardt, Hughes second, rejected the City Planning Commission's recommendation for approval of the request of Mr. Frank A. Nottingham to prezone to M-2, Heavy Industrial, a 51-acre parcel located between Victor Road (State Route 12) and East Pine Street, west of the Central California Traction right-of-way by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes and Katnich

Noes: Councilmen - None

Abstain: Councilmen - Katzakian and Pinkerton

Absent: Councilmen - None

ORDER OF VACATION
EASEMENT LOCATED
IN THE AREA OF THE
SOUTHEAST CORNER OF
HUTCHINS STREET &
CHESTNUT STREET

Notice thereof having been published and posted in accordance with law and affidavits of publication and posting being on file in the office of the City Clerk, Mayor Katnich called for the public hearing on the proposed vacation of an easement located in the area of the southeast corner of Hutchins Street and Chestnut Street.

Public Works Director Ronsko introduced the matter and stated the Planning Commission has determined that no public need existed and recommended the abandonment of the north 2-1/2 feet of a 10-foot Public Utility Easement located on the south sides of Lots 1 through 5 of Block 6, Sturla School Addition (i.e. south side of Chestnut Street between South Hutchins Street and South Lee Street) with the condition that the property owner requesting the abandonment grant the City an additional easement as approved by the Public Works Director for the northerly extension of a sanitary sewer main.

Minutes of July 20, 1977, continued

ORDER OF VACATION
SE CORNER HUTCHINS
& CHESTNUT STS.
(Continued)

Mr. Ronsko also recommended that the Order to Vacate be conditioned to specify that the property owner requesting the abandonment be required to pay the necessary fees for an electrical utility relocation at that location as detailed by Mr. Ronsko.

Discussion followed with questions regarding the matter being directed to Staff.

On motion of Councilman Pinkerton, Ehrhardt second, Council adopted an order of Abandonment of the north 2-1/2 feet of a 10-foot Public Utility Easement located on the south sides of Lots 1 through 5 of Block 6, Sturla School Addition (i.e. south side of Chestnut Street between South Hutchins Street and South Lee Street) and directed the City Clerk not to record said Order until all conditions as detailed by Public Works Director Ronsko have been met.

PROPOSALS TO
ALLEVIATE OVER-
CROWDING OF
SCHOOLS IN LODI AREA

Mr. Velton Stafford, 430 Elgin Avenue, Lodi addressed the Council presenting two proposals for Council's examination and endorsement as follows; which he proposes be recommended to the State legislature representatives from this area:

According to Mr. Stafford the intended purpose is to promptly alleviate the over-crowding of schools within the Lodi Unified School District.

"1. No local governing body, whether appointed or elected, supervisory or regulatory shall be permitted to maintain an overlapping jurisdiction with any other local governing body of any other city.

"Should such a situation currently exist at the time this measure receives State legislative approval, all jurisdiction shall revert to the city government with a branch having the longest continuous responsibility for either development standards, or educational standards at the time of such State legislative approval.

"The time limit for all jurisdiction to revert to the qualified city shall not be more than thirty days after approval of this measure."

"Amendment to the Environmental Impact
Report

"2. Before a proposed residential development may be approved by the county or city planning agency having jurisdiction over the proposed development area, the developer shall satisfy that agency, that such a development would not overburden the existing school classrooms in the School District having jurisdiction over that proposed development area. Such satisfaction shall be met through use of the following formulas only;

"a. Divide the number of students enrolled in the affected School District's public schools, grades K-12, at the end of the previous school year by the number of existing single family living units in that

Minutes of July 20, 1977, continued

PROPOSALS RE
SCHOOLS
(Continued)

district, to include the single family living units of existing multiple living unit complexes.

"b. Multiply the number of proposed new single family living units by the answer obtained in (a) above,

"c. Add the answer obtained in (b) above to the number of students enrolled in the affected School District's public schools, grades K-12, at the end of the previous school year.

"d. Divide the answer obtained in (c.) above by the number of classrooms in the affected School District that were available for public student use at the time the proposed development was submitted to the appropriate planning agency for their approval.

"If the answer to (d.) above, is greater than thirty, such a proposed development shall be considered overburdening to the affected School District and shall not be approved by the planning agency having jurisdiction over such a proposed development. Should it be found that the developer falsified that information regarding this amendment, whether through oversight or intent, or that the city whose planning agency has jurisdiction over that proposed development. Approved that proposed development without complying with this amendment, whether through oversight or intent, it shall be the collective financial responsibility of that developer and that city to bring the entire affected School District up to the standard of thirty students per classroom. Neither proposed Commercial nor Industrial developments nor an individual signing an affidavit attesting that he will not build more than one single family living unit within one calendar year shall be affected by this amendment."

Following discussion, with questions being directed to Mr. Stafford, Mayor Katnich, with Council's concurrence, continued the matter to the regular meeting of August 3, 1977 to allow Council time to review the proposals.

PLANNING COMMISSION

The City Manager gave the following report of the Planning Commission meeting of July 11, 1977:

The Planning Commission -

EASEMENT
VACATION

1. Determined that no public need existed and recommended the abandonment of the north 2-1/2 feet of a 10-foot Public Utility Easement located on the south sides of Lots 1 through 5 of Block 6, Sturla School Addition (i.e. south side of Chestnut Street between South Hutchins Street and South Lee Street) with the condition that the property owner requesting the abandonment grant the City an additional easement as approved by the Public Works Director for the northerly extension of a sanitary sewer main.

Minutes of July 20, 1977, continued

LODI SOUTH EIR

2. Certified as adequate and recommended to the City Council the Final Environmental Impact Report for Lodi South, an 8.12 acre 33-lot subdivision located on South Church Street, north and south of the easterly extension of Lambert Court. The Final EIR also includes a request to rezone the area from R-1, Single-Family Residential to R-LD, Low Density Multiple Family Residential and R-MD, Medium-Density Multiple Family Residential.

ITEMS OF INTEREST

The Planning Commission also -

1. Denied the request of R & W Construction and Development Company to rezone an 8.12 acre parcel located on South Church Street, north and south of the future extension of Lambert Court from R-1, Single-Family Residential to R-LD, Low Density Multiple Family Residential and R-MD, Medium Density Multiple Family Residential.
2. Conditionally approved the request of Rev. Edelmiro Maisonet on behalf of the Spanish Church of God for a Use Permit to use an existing non-conforming commercial building at 301 Eden Street in an area zoned R-MD, Medium Density Multiple Family Residential.
3. Denied the request of Mr. Mohamid Kazimi for a Variance to permit the erection of a 6-foot fence around a trash container in a street side yard area at 300 East Pine Street in an area zoned R-HD, High Density Multiple Family Residential. In denying the matter the Commission determined that a "Hardship", as defined in the Zoning Ordinance, did not exist and that the proposed fence would be hazardous to pedestrians.

COMMUNICATIONS

CONSIDERATION OF IRIS DRIVE E.I.R. SET FOR PUBLIC HEARING

Following introduction of the matter by Community Development Director Schroeder, Council, on motion of Councilman Katzakian, Ehrhardt second, set for Public Hearing on August 3, 1977 at 8:00 p.m. consideration of the Planning Commission's recommendation that the City Council certify as adequate the Final Environmental Impact Report for Iris Drive - Ham Lane General Plan and Zoning Study.

ACTION DEFERRED ON NOTTINGHAM ADDITION

Community Development Director Schroeder advised the Council that it had been requested that consideration of the resolution of the San Joaquin County Local Agency Formation Commission approving the Nottingham Addition to the City of Lodi be postponed to the Council meeting of August 3, 1977. Following a brief discussion, Council tacitly agreed to the request.

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COMMUNICATIONS
(Continued)
ABC LICENSE

City Clerk Reimche advised the Council of an application for Alcoholic Beverage License which had been received for "La Dalia Negra", 23-25 N. Sacramento Street, Lodi, Celia H. Albor and Maria J. Herrera, On Sale Beer and Wine Public Premises, Person to Person transfer,

APPEAL OF PLANNING
COMMISSION'S DENIAL
FOR RECLASSIFICATION
RE IRIS DRIVE

The City Clerk presented a letter which had been received from Barbara Giusto, Lucchesi Realty which stated, "On behalf of the property owners to rezone 1430, 1500, 1526, 1544, 1550 Iris Drive from R-1, Single Family Residential to R-GA, Residential Garden Apartments, it is their considered decision to appeal the Planning Commission's denial for reclassification to the City Council for hearing at their earliest convenience,"

On motion of Councilman Katzakian, Ehrhardt second, the matter was set for Public Hearing on August 3, 1977.

JOINT STUDY OF NEEDS
FOR EDUCATIONAL
FACILITIES & PROGRAMS
IN METROPOLITAN
STOCKTON AREA PRO-
POSED

The City Clerk presented a letter which had been received from the Stockton Unified School District advising that at its meeting of June 28, 1977, the Board of Education of the Stockton Unified School District adopted a resolution of intent to invite joint study of needs for educational facilities and programs in the metropolitan Stockton area.

Councilman Ehrhardt asked that the City Clerk ascertain when the joint meeting will be held.

LETTER RECEIVED
FROM CITIZEN RE
PROPOSED LIGHTING
ON CHEROKEE LANE

The City Clerk presented a letter from Mrs. W. E. Flower which asked for a report on the proposed lighting for Cherokee Lane. Mrs. Flower's letter also commented to reports pertaining to the widening of Ham Lane and proposal to make School Street a one-way Street. City Manager Graves gave an update to Council on the proposed lighting district for Cherokee Lane. Additional discussion followed regarding the letter, with no action being taken by the Council.

COUNCIL APPRISED
OF LIBRARY BOARD
OF TRUSTEES ACTION

City Clerk Reimche presented a letter which had been received from Mr. Leonard Lachendro, City Librarian advising that the Library Board took the following action at its meeting of July 18, 1977:

1) Elected the following officers of the Board:

President - C. M. Sullivan, Jr.
Vice President - L. P. Singer
Secretary - Darlene Avery

2) By motion action, granted a 6.5% salary increase to all salaried employees of the Library except the City Librarian, effective July 11, 1977, and granted all salaried employees of the Library the same benefits granted by City Council to other City employees as authorized in Resolutions Nos. 4366 and 4367.

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COUNCIL RECEIVES
COPIES OF LODI
SOUTH E.I.R.

The City Clerk announced that copies of the Final Environmental Impact Report on Lodi South Rezoning had been presented to the Council at the onset of the Council meeting to allow sufficient time for study and evaluation of the report by the Council prior to a public hearing on the matter.

GUIDELINES RE
COUNCIL'S
RESPONSIBILITIES IN
CERTIFYING E.I.R.'S
AS ADEQUATE
REQUESTED

Councilman Hughes requested that the City Attorney draw up a set of guidelines as to the Council's responsibilities in certifying E.I.R.'s to be adequate.

UPDATE ON FPC

Councilman Hughes apprised the Council that the Federal Power Commission had finally ratified the proposed settlement agreement pertaining to rate cases with P.G.&E. and that copies of the orders issued by the FPC had been received by the City Manager's office.

CONSENT CALENDAR

In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katzakian, Ehrhardt second, were approved by Council.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$1, 178, 412. 06.

"NO PARKING ZONE"
ESTABLISHED ON
STOCKTON ST. SOUTH
OF KETTLEMAN LANE

RES. NO. 4373

Council was apprised that the City had recently completed a street widening project on a portion of Stockton Street south of Kettleman Lane. Diagrams of the area were presented for Council's perusal and Council was advised that the Engineering Division had determined that it would be necessary to prohibit parking in an area as depicted in the diagram to provide a proposed left turn pocket. The managers of the establishments abutting the proposed "no parking" zone have been contacted and have no objections to the restriction.

RESOLUTION NO. 4373

RESOLUTION ESTABLISHING A "NO PARKING ZONE" ON STOCKTON STREET SOUTH OF KETTLEMAN LANE.

ABANDONED VEHICLE
AGREEMENT APPRVD.

RES. NO. 4374

City Manager Graves presented for Council approval Abandoned Vehicle Abatement Agreement between the State of California, Department of California Highway Patrol, and the City of Lodi covering the City's participation in the Abandoned Vehicle Abatement Program for the period of July 1, 1977 through June 30, 1978. As contractor, the City agrees to furnish personnel and services for the abatement of

ABANDONED VEHICLE
AGREEMENT APPRVD.

RES. NO. 4374
(Continued)

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abandoned vehicles within the City and to maintain the usual records. For the purpose of this agreement, the contractor estimates that approximately fifty abandoned vehicles will be abated during the term of the agreement. The total amount of this agreement shall not exceed \$2500.00.

RESOLUTION NO. 4374

RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT WITH THE DEPARTMENT OF CALIFORNIA HIGHWAY PATROL FOR PARTICIPATION IN THE ABANDONED VEHICLE PROGRAM.

SPECS APPROVED FOR
UTILITY CARGO VAN

COUNCIL APPROVED SPECIFICATIONS FOR THE PURCHASE OF A UTILITY CARGO VAN FOR THE UTILITY DEPARTMENT AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

ACTION DEFERRED ON
AGENDA ITEM "e"

Following introduction of Agenda Item "e" - "Specifications for 2 compact pickup trucks (Community Development Dept.)", Council on motion of Councilman Ehrhardt, Pinkerton second, deferred action on the matter to the regular Council meeting of August 3, 1977 to allow Staff time to research markets available for American-made vehicles of this type.

HEARING ON
CONDEMNATION
PROCEEDINGS-TILLIE
D. SANGUINETTI

RES. NO. 4375

City Attorney Mullen introduced Agenda Item "g" - "Hearing on Condemnation Proceedings - Tillie D. Sanguinetti Life Estate". Background regarding the subject was presented to the Council by City Attorney Mullen and Assistant City Attorney Sullivan.

Attorney Richard E. Macey, 1122 North El Dorado Street, Stockton representing Tillie D. Sanguinetti addressed the Council stating that he doesn't believe that it is the City of Lodi that is involved in this matter, that everything is guaranteed by Homestead Savings and Loan Association and that Homestead is asking the Council to take over the position of Homestead thereby taking over the position of a private subdivider.

Mr. Macey stated further that Mrs. Sanguinetti is 94 years old and that this land has been in her family since 1885.

Mr. Macey further related that Homestead Savings and Loan Association made the mistake, and that they are now asking the Council to rectify the mistake at the sacrifice of Tillie Sanguinetti's rights and that the property involved may comprise only 3000 square feet, but it is a part of her homestead where she has lived approximately 75 years.

Attorney Macey then added that in reviewing the final subdivision map, it appears that the map does not conform with the requirements of the California

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TILLIE D. SANGUINETTI
HEARING
RES. NO. 4375
(Continued)

Government Code in regards to the interest of Mrs. Sanguinetti.

Council discussion followed with questions being directed by Council to the City Attorney and Mr. Macey. City Attorney Mullen pointed out that the City of Lodi does have an interest as to where the extension of Church Street goes, because a major street is involved. Following an inquiry by Council, Community Development Director Schroeder stated that the street does meet good traffic design and is in the same location as was shown on the original Sanguinetti Ranch Tentative Map.

Mr. Bret Evans, Vice President of Homestead Savings and Loan Association, addressed the Council advising that Homestead acquired the property in July 1976 and that it was his understanding that the Sanguinetti family was originally involved in the development of this property and at the time Homestead Savings and Loan acquired the property from the Rivergate Corporation, members of the Sanguinetti family were on the Rivergate Corporation Board.

Mr. Evans further stated that he feels it is a well laid out street and that the improvements are substantially in place and that a substantial delay would cause the option holder to lose its option and suffer severe economic loss.

Following additional discussion on the matter, on motion of Councilman Katzakian, Hughes second, Council adopted Resolution No. 4375 authorizing and directing condemnation of real property for street right-of-way - Tillie D. Sanguinetti Life Estate.

RECESS

Mayor Katnich declared a five-minute recess and the Council reconvened at 10:25 p.m.

WATER MASTER
PLAN PRESENTED

A presentation regarding the "Water System Analysis and Water Plan Reevaluation" for the City of Lodi was made by M. Carleton Yoder, Principal and Mr. Harold L. Welborn, Project Manager of Trotter-Yoder and Associates.

Council discussion followed with Mr. Yoder indicating that he and his Staff would be most happy to appear before the Council at a later date to answer questions Council may have following their perusal and review of the document.

TRASH CONTAINERS
FOR DOWNTOWN AREA

Mr. Earl R. Williams, President of the Lodi District Chamber of Commerce addressed the Council with a proposal for 15 trash containers to be located in the School Street area from Elm Street to Lodi Avenue. Information regarding the type of container as well as a proposed location map were presented for Council's scrutiny.

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TRASH CONTAINERS
(Continued)

Council discussion followed with questions regarding the proposal being directed to Staff and to Mr. Williams.

Concern regarding the enforcement problems, beer drinking, etc. in the downtown area were expressed by the Council.

Following discussion, on motion of Councilman Ehrhardt, Hughes second, Council approved the concept of the proposed downtown area trash containers as proposed by the Chamber of Commerce and directed Staff to further investigate styles of containers that are available.

AUTHORIZATION TO
FILE FOR GRANT
UNDER COMMUNITY
EMERGENCY DROUGHT
RELIEF ACT OF 1977

Council was apprised that as part of the formal filing for a Drought Relief Grant, it is necessary that an authorizing resolution be adopted by the City Council. Projects for which grant funds are being sought are as follows:

RES. NO. 4376

- 1) Redrill Well 7
- 2) Pump extensions - Wells 1, 3, 4, 6, 9, and 11
- 3) Water meter purchase and installation on high water users.

Discussion followed with questions regarding the subject being directed to Staff.

On motion of Councilman Ehrhardt, Katzakian second, Council adopted Resolution No. 4376 authorizing the City Manager to sign and file for a grant under the Community Emergency Drought Relief Act of 1977 with Council requesting that the determination of the placement of the meters for high water users be made by the City Council.

ACCEPTANCE OF
RIVERGATE DRIVE
STORM DRAIN

City Manager advised the Council that the contract for the improvements in "Rivergate Drive Storm Drain, Turner Road to Mokelumne River", which had been awarded to ABC Underground Construction of Lathrop on December 15, 1976 in the amount of \$39,452.00 had been completed in substantial conformance with the plans and specifications approved by the City Council.

On motion of Councilman Hughes, Katzakian second, the City Council accepted the improvements in "Rivergate Drive Storm Drain, Turner Road to Mokelumne River", and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office.

CITY HALL PARKING
LOT DESIGN CONCEPT
APPROVED

The Public Works Department had recently re-evaluated the City Hall parking lot concepts and presented for Council's scrutiny three alternatives. Council was advised that all three of the alternates meet the City's design criteria, have good traffic circulation, and have an equivalent amount of landscaping.

Minutes of July 20, 1977, continued

CITY HALL PARKING
LOT (Continued)

Following discussion with questions being directed to Staff, Council, on motion of Councilman Ehrhardt, Katzakian second, approved City Hall Parking Lot design Alternate No. 3 by the following vote:

Ayes: Councilmen - Ehrhardt, Katzakian and Katnich

Noes: Councilmen - Hughes and Pinkerton

Absent: Councilmen - None

PLANS & SPECS FOR
HAM LANE MEDIAN
APPROVED

Plans and specifications for "Ham Lane Median, Harney Lane to Port Chelsea Circle" were presented for Council's approval. Council was advised that in general the work consists of construction of three median islands and that the work is to be done in conjunction with the recently approved English Oaks Manor, Unit No. 3 Subdivision.

On motion of Councilman Ehrhardt, Katzakian second, Council approved the plans and specifications for "Ham Lane Median, Harney Lane to Port Chelsea Circle" and authorized the City Clerk to advertise for bids thereon.

ACCEPTANCE OF
STREETS IN RIVER-
GATE MOKELUMNE
SUBDIVISION

RES. NO. 4377

Following introduction of the matter by City Attorney Mullen, Council on motion of Councilman Katzakian, Ehrhardt second, adopted Resolution No. 4377 accepting the offer of dedication of all public streets in the Rivergate Mokelumne Subdivision, Tract Map No. 926.

City Attorney Mullen apprised Council that at his insistence many years ago, the City Clerk's certificate on subdivision maps reads as follows:

MODIFICATION TO
CITY CLERK'S
CERTIFICATION ON
SUBDIVISION MAPS

"This is to certify that at its regularly held meeting on _____, the City Council of the City of Lodi approved this final map of Tract No. _____, Subdivision of San Joaquin County, _____, City of Lodi, California, and accepted on behalf of the public the dedication of all Public Utility Easements shown thereon and rejected the offer of all streets shown on said map until their improvement has been completed in accordance with the Lodi City Code, Chapter 22."

The underlined language was requested by City Attorney Mullen so that the City would have no liability for injury to citizens who might be out checking a subdivision prior to completion of the streets and who could fall down and get hurt within the street.

Council was advised that the City's standard subdivision agreement requirements now requires developers to furnish evidence of their holding a comprehensive liability bond and the City is named

SUBDIVISION MAPS
CERTIFICATE
(Continued)

Minutes of July 20, 1977, continued

as an additional insured thereon. The result is the need for the underlined language is no longer present and the City Attorney has recommended to the Director of Public Works that the underlined language be eliminated in future certificates. Council tacitly concurred with the City Attorney's recommendation.

AGREEMENT WITH
FIRST AMERICAN
MUSIC CORPORATION
APPROVED

Following introduction of Agenda Item No. "n" - "Approval of Agreement with the First American Music Corporation for Soft Rock Concert to be held in the Stadium", a proposed agreement was presented by City Attorney Mullen for Council's scrutiny. Mr. Mullen then briefed the Council on several minor modifications to the Agreement which he was proposing and answered questions regarding the matter as were directed by Council,

On motion of Councilman Ehrhardt, Hughes second, Council approved Agreement with the First American Music Corporation with modifications as outlined by the City Attorney by the following vote:

Ayes: Councilmen - Ehrhardt, Katnich, Pinkerton and Hughes

Noes: Councilmen - Katzakian

Absent: Councilmen - None

MEMBER AGREEMENT
FOR NCPA GEOTHERMAL
GENERATING UNIT NO. 2
PROJECT APPROVED

Copies of the proposed "Member Agreement for Construction, Operation and Financing of NCPA Geothermal Generating Unit #2 Project" were presented for Council perusal and approval. Councilman Hughes briefed the Council on the conditions of the proposed Agreement and answered questions as were directed by Council.

On motion of Councilman Hughes, Ehrhardt second, Council approved the "Member Agreement for construction, operation and financing of NCPA Geothermal Generating Unit No. 2 Project" and authorized the Mayor and City Clerk to execute the Agreement on behalf of the City.

SALARY RANGES
ESTABLISHED FOR
CERTAIN UNCLASSIFIED
PERSONNEL

Following introduction of the matter by City Manager Graves, Council took the following action:

a) On motion of Councilman Katzakian, Ehrhardt second, adopted Resolution No. 4378 establishing salary ranges for certain unclassified personnel as follows:

RES. NO. 4378

Planning Director	\$2030.00 - \$2460.00
Finance Director	\$2030.00 - \$2460.00
Fire Chief	\$2120.00 - \$2565.00
Police Chief	\$2230.00 - \$2700.00

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SALARY RANGES
UNCLASSIFIED
RES. NO. 4378
(Continued)

Public Works Director	\$2350.00 - \$2845.00
Recreation Director	\$1885.00 - \$2285.00
Assistant City Manager	\$2060.00 - \$2490.00
Administrative Assistant	\$1445.00 - \$1750.00
Utility Director	\$2275.00 - \$2755.00

SALARY INCREASE
GRANTED TO CITY
MGR., CITY ATTORNEY
AND CITY CLERK

b) On motion of Councilman Katzakian, Ehrhardt second, Council adopted Resolution No. 4379 granting a 6-1/2% salary increase for the City Attorney, City Clerk and City Manager.

RES. NO. 4379

UPDATE ON DEVELOP-
MENT IMPROVEMENTS
AT 351 N. BECKMAN RD.

City Manager Graves apprised the Council that Mr. Richard J. Thorpe had signed and returned the Agreement to install storm drainage improvements at 351 N. Beckman Road and approving deferring the installation of curb, gutter and sidewalk improvements at that location.

ORDINANCES

REZONING AREAS OF
BECKMAN PARK

ORD. NO. 1112 ADOPTED

Ordinance No. 1112 entitled "Ordinance Rezoning those areas designated for residential purposes on the Development Plan for Beckman Park from R-1, Single-Family Residential to P-D(15), Planned Development District No. 15" having been introduced at a regular meeting of the Lodi City Council held July 6, 1977 was brought up for passage on motion of Councilman Ehrhardt, Katnich second. Second reading was omitted after reading by title and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

ORD. ADOPTING GENERAL
PLAN AMENDMENT NO.
77-2 MODIFYING LAND USE
ELEMENT

ORD. NO. 1113 ADOPTED

Ordinance No. 1113 entitled "Ordinance adopting General Plan Amendment No. 77-2 which modifies the Land Use Element by designating certain areas as Commercial, Commercial-Professional and Multiple Family", having been introduced at a regular meeting of the Lodi City Council held July 6, 1977 was brought up for passage on motion of Councilman Pinkerton, Ehrhardt second. Second reading was omitted after reading by title and the Ordinance was then passed, adopted and ordered to print by the following vote:

ORDINANCE
ADOPTING
GEN. PLAN
AMENDMENT 77-2
ORD. NO. 1113
(Continued)

Minutes of July 20, 1977, continued

Ayes: Councilmen - Ehrhardt, Hughes,
Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

ORD. AMENDING
CERTAIN AREAS
OF P-D(15)

ORD. NO. 1114
ADOPTED

Ordinance No. 1114 entitled "Ordinance amending Planned Development District No. 15 (P-D(15)) by adding certain areas for Commercial, Commercial-Professional and Multiple Family uses and reversing the decision of the Planning Commission", having been introduced at a regular meeting of the Lodi City Council held July 6, 1977 was brought up for passage on motion of Councilman Ehrhardt, Pinkerton second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Pinkerton
and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

UNIFORM FIRE
CODE

ORD. NO. 1115
ADOPTED

Ordinance No. 1115 entitled, "An Ordinance adopting the 'Uniform Fire Code', 1976 Edition, and the appendixes thereto, which code provides regulations governing the conditions hazardous to life and property from fire or explosion; repealing Section 10-1 of the Code of the City of Lodi and all other ordinances and parts of ordinances in conflict therewith", having been introduced at a regular meeting of the Lodi City Council held July 6, 1977 was brought up for passage on motion of Councilman Pinkerton, Katzakian second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Katzakian,
Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

ADOPTING CONFLICT
OF INTEREST CODE
FOR TRUSTEES AND
EMPLOYEES OF LODI
PUBLIC LIBRARY

ORD. NO. 1116
ADOPTED

Ordinance No. 1116 entitled "An Ordinance adopting a Conflict of Interest Code for the Trustees and Employees of the Lodi Public Library" having been introduced at a regular meeting of the Lodi City Council held July 6, 1977 was brought up for passage on motion of Councilman Ehrhardt, Katzakian second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Minutes of July 20, 1977, continued

ADOPTING CONFLICT
OF INTEREST CODE
FOR LIBRARY

Ayes: Councilmen - Ehrhardt, Hughes,
Katzakian and Katnich

Noes: Councilmen - Pinkerton

ORD. NO. 1116

Absent: Councilmen - None

ADJOURNMENT

There being no further business to come before
the Council, Mayor Katnich adjourned the meeting
at approximately 12:03 a.m.

Attest:


ALICE M. REIMCHE
CITY CLERK